LOT 7 BLOCK 16 LAKE FOREST S/D
UNIT 4 A. ORB 316-72, 688-843,
754-1758, 831-1970

CUATT MICHAEL C/CUATT JANET E
1135 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

06-4S-17-07963-000

BUILDING CHARACTERISTICS

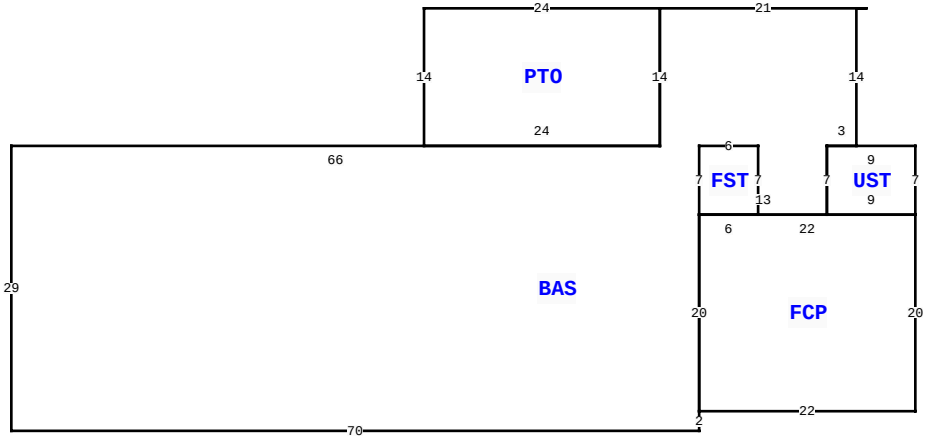
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,401	100		2,401	185,405
FCP	440	25		110	8,494
FST	42	55		23	1,776
PTO	336	5		17	1,313
UST	63	45		28	2,162
TOTALS	3,282			2,579	199,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,579	108.0000	118.80	306,385	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2401 HX Base Yr 1997



1135 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		199,150
TOTAL MARKET OB/XF VALUE		3,750
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		221,400
SOH/AGL Deduction		112,856
ASSESSED VALUE		108,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,133
TOTAL JUST VALUE		221,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/1970	11/22/1996	WD	Q	I		71,900
GRANTOR: REESER						
GRANTEE: CUATT						
0754/1758	12/30/1991	WD	Q	I		61,600
GRANTOR: MCLEMORE						
GRANTEE: REESER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S29 E70 N2 FCP= E22N20W22 S20$ N20 FST= N7 E6 S7W6$ E13 UST= E9 N7 W9 S7$ N7 E3 N14 E1 W21 S14$ PTO= N14 W24 S14 E24$.

LAND DESCRIPTION

TOTAL OB/XF 3,750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RMF	-125.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS